074.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	748,500 /	748,500
					USE VALUE:	748,500 /	748,500
					ASSESSED:	748,500 /	748,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SLEEPY HOLLOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORE DIANE P & CHARLES
Owner 2:	
Owner 3:	
Street 1:	10 SLEEPY HOLLOW LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WINKLER HOWARD B -
Owner 2:	WINKLER LENORE L -
Street 1:	10 SLEEPY HOLLOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 2322 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8200.000	282,300		466,200	748,500
Total Card	0.188	282,300		466,200	748,500
Total Parcel	0.188	282,300		466,200	748,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.35 /Parcel: 322.35

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 46827

GIS Ref

GIS Ref

Insp Date 12/10/08

!6206!

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,300	0	8,200.	466,200	748,500		Year end	12/23/2021
2021	101	FV	272,500	0	8,200.	466,200	738,700		Year End Roll	12/10/2020
2020	101	FV	272,600	0	8,200.	466,200	738,800	738,800	Year End Roll	12/18/2019
2019	101	FV	232,700	0	8,200.	472,900	705,600	705,600	Year End Roll	1/3/2019
2018	101	FV	232,700	0	8,200.	353,000	585,700	585,700	Year End Roll	12/20/2017
2017	101	FV	232,700	0	8,200.	319,700	552,400	552,400	Year End Roll	1/3/2017
2016	101	FV	232,700	0	8,200.	306,400	539,100	539,100	Year End	1/4/2016
2015	101	FV	231,600	0	8,200.	259,700	491,300	491,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:30:09

LAST REV

Date	Time
06/15/18	08:15:09
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6206

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINKLER HOWARD	61700-498		4/30/2013		537,000	No	No		
	9989-32		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2018	667	New Wind	2,000	C				
1/13/2003	25	Redo Bat	11,000	C				REDO FULL BATH AND

ACTIVITY INFORMATION

Date	Result	By	Name
12/10/2008	Meas/Inspect	163	PATRIOT
11/10/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/15/1999	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8200		Sq. Ft.	Site		0	70.	0.81	5									466,203						466,200	

Total AC/HA:	0.18825	Total SF/SM:	8200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	466,203	Spl Credit		Total:	466,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98734993
Adj $ / SQ:	133.292
Other Features:	103000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409105
Depreciation:	126822
Depreciated Total:	282282

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

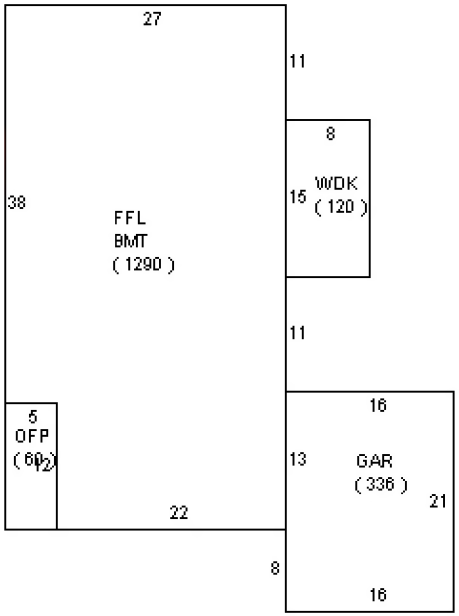
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	146.62
Special Features:	0	Val/Su Net:	91.18
Final Total:	282300	Val/Su SzAd	218.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,290	66.060	85,217
FFL	First Floor	1,290	133.290	171,947
GAR	Garage	336	22.160	7,445
WDK	Deck	120	14.150	1,698
OFP	Open Porch	60	43.440	2,607

Net Sketched Area:	3,096			Total:	268,914
Size Ad	1290	Gross Area	3096	FinArea	2322

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

074.0-0004-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	